

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: August 25, 2005

ITEM NO. 6

SUBJECT **Black Cross Ranch
6-PP-2005**

REQUEST Request approval to subdivide two lots (Lots 27 & 28 within Pinnacle Peak Ranchos) to create 3 residential lots on a 9.9+/- acre parcel.

Key Items for Consideration:

- This is a three-lot subdivision located on two existing lots within the Pinnacle Peak Ranchos subdivision. The Pinnacle Peak Ranchos subdivision was platted in Maricopa County in 1960, and the lots are considered metes and bounds.
- The applicant's original intent was to use the land division process to create three lots. The City Code requires that if a lot within an existing subdivision is divided into more than two lots it becomes a subdivision within a subdivision. (SRC 48-3)
- This property is located in the upper desert landform and will be developed with minimal amount of disturbance and a maximum amount of preservation to the natural desert.
- The applicant is not requesting amended development standards.

OWNER CPG Construction
602-301-3303

APPLICANT CONTACT Robert Gulino
R. J. Gulino, Inc.
480-990-7550

LOCATION 31815 & 31823 N Black Cross Road

BACKGROUND **Zoning.**
The site is zoned Single Family Residential District, Environmentally Sensitive Lands (R1-130 ESL). The R1-130 district allows for 130,000 square foot lots or larger.

Context.
This 9.9-acre subdivision is located within the Pinnacle Peak Ranchos subdivision. The surrounding property is zoned R1-130 ESL which is one unit per 130,000 square feet. The site consists of two platted lots within the subdivision. There is a major wash traversing the property along the southeasterly boundary with a 100-year storm water flow of 50 cfs or greater. The site is vegetated with desert trees, shrubs, and cacti. There is some significant rock outcropping on Lot 27 along the southern portion of the lot. Lot 26 to the north is developed with an existing dwelling unit and Lot 29 to the south is undeveloped.

Adjacent Uses:

North: Residential subdivision zoned R1-130 ESL PCD
 South: Residential subdivision zoned R1-190 ESL and R1-70 HD
 East: Residential subdivision zoned R1-130 ESL
 West: Residential subdivision zoned R1-130 ESL, R1-70 ESL
 and R1-43 ESL

APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

The request is for approval of a final subdivision plat on 9.9-acres with three custom home lots. Access to the proposed subdivision will be from the existing subdivision public street, Black Cross Road. The internal road to access the proposed three lots will be a dedicated public street terminating in a cul de sac. The subdivision features large lots averaging 137,000 square feet.

IMPACT ANALYSIS

Traffic.

There will be one point of access from Black Cross Road thru a proposed dedicated public street.

Water/Sewer.

The applicant is responsible for new water infrastructure for service to the site. There is an existing water line in the Black Cross Road alignment. There is no existing sewer, and the applicant will use a septic system for each lot.

Police/Fire.

The City of Scottsdale Police and Fire Department, and Rural Metro emergency services will serve the site. The proposal has been reviewed and meets the requirements of these agencies.

Schools.

The Cave Creek Unified School District has been notified of this application.

Open space/Scenic Corridors.

The NAOS will be dedicated individually per lot based on the slope of the land. The wash will have a NAOS easement dedicated over the drainage easement on each lot. All significant land features will be preserved within the NAOS.

Community Involvement.

The applicant has notified surrounding neighbors and at the time of this report, there have been no comments or inquiries regarding this case.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE
DEPT(S)

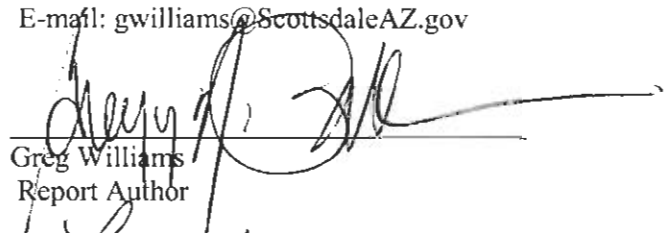
Planning and Development Services Department

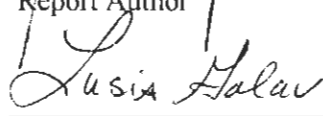
Current Planning Services

STAFF CONTACT(S)

Greg Williams
Senior Planner
480-312-4205
E-mail: gwilliams@ScottsdaleAZ.gov

APPROVED BY



Greg Williams
Report Author

Lusia Galav, AICP
Interim Current Planning Director
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Preliminary Plat/Site Plan
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 04/27/05

Project No. 623 - PA - 04

Coordinator: GREG WILLIAMS

Case No. 6-PP-2005

Project Name: Blackcross Ranch - Pinnacle Peak Ranchos

05/03/05

Project Location: LOTS 27 & 28 PINNACLE PEAK RANCHOS

Property Details:

☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: R1-130 ESL Proposed Zoning: No change

Number of Buildings: Parcel Size:

Gross Floor Area/Total Units: Floor Area Ratio/Density:

Parking Required: Parking Provided:

Setbacks: N - S - E - W -

Description of Request:

The purpose of this "Application" is to subdivide two (2) lots in a recorded Subdivision into three (3) lots. The combined area of both lots under the current zoning of R1-130 ESL is sufficient to allow for the creation of a third Lot.

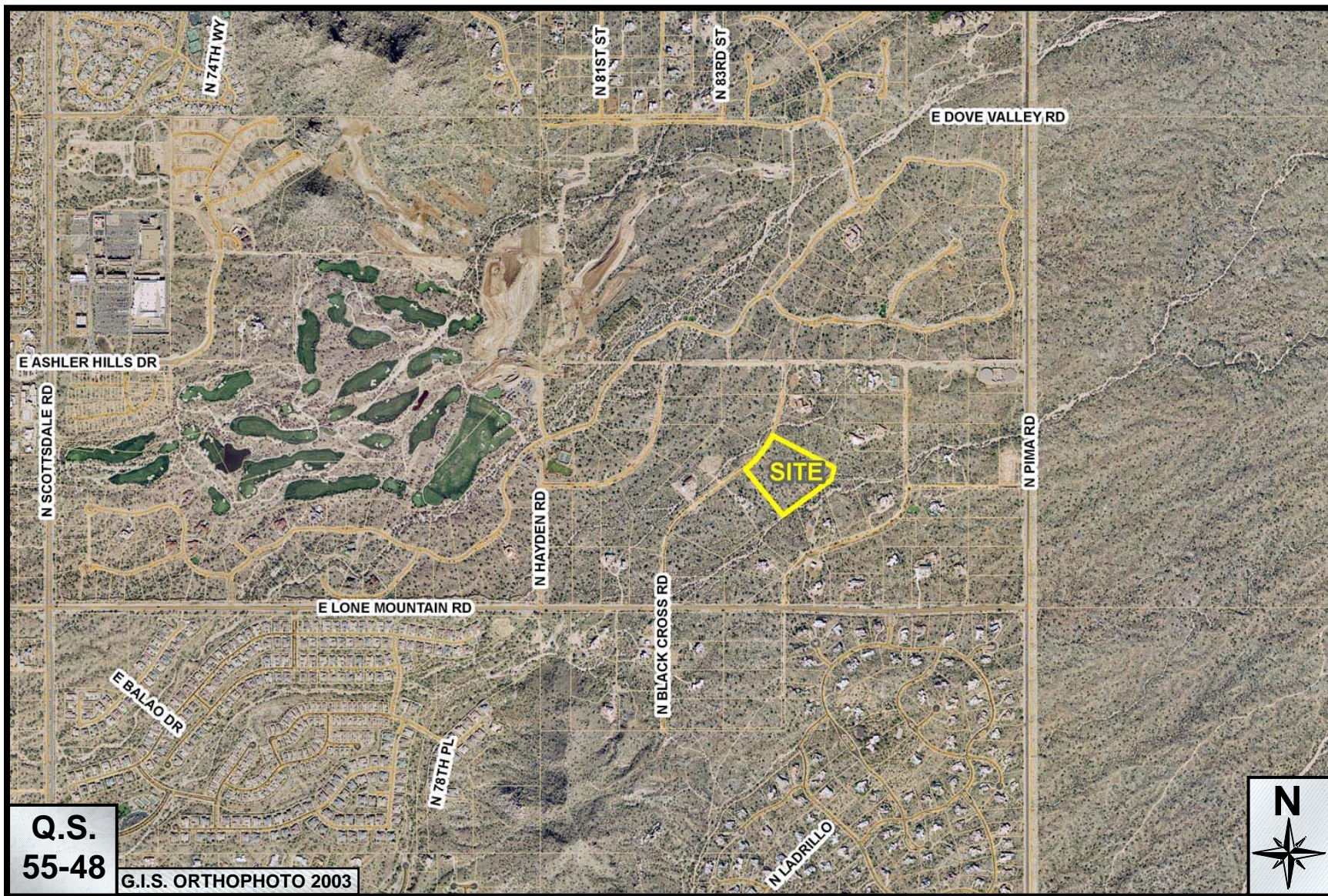
Access to the third lot will be provided by a dedicated 40' Right-of-Way from Blackcross Road, a 60' unpaved city street. A 6" waterline will be extended from the existing 6" waterline in at Blackcross Road to provide service to Lot 3.

The new dedication will be graded but not paved because traffic entering the street will be from an unpaved road. The dirt tracked onto any asphalt surface would deteriorate a paved surface. Therefore, the street should not be paved until the pavement is constructed on Blackcross Road.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone 480-312-7000 • Fax 480-312-7088

ATTACHMENT #1



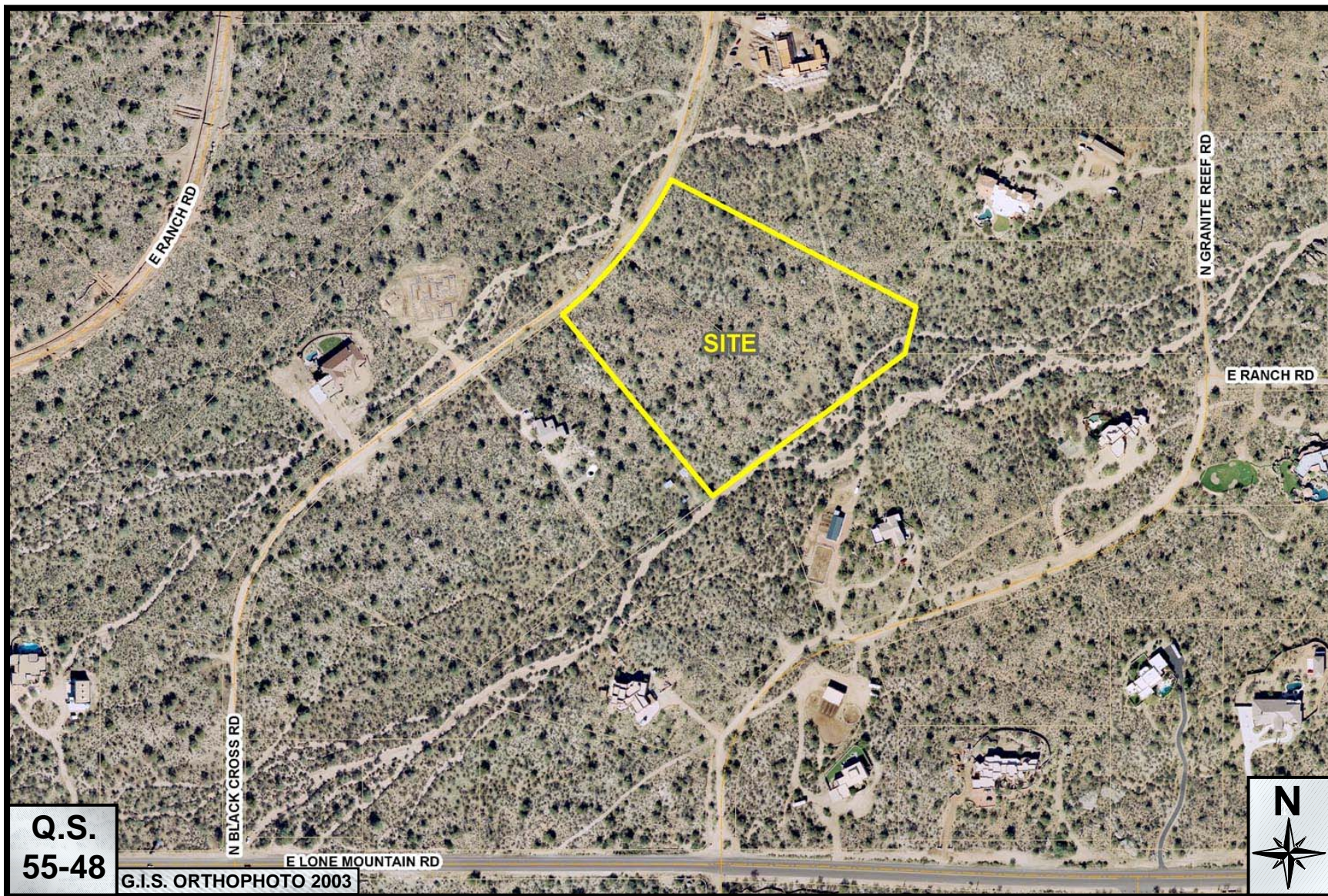
Q.S.
55-48

G.I.S. ORTHOPHOTO 2003

Black Cross Ranch Preliminary Plat

6-PP-2005

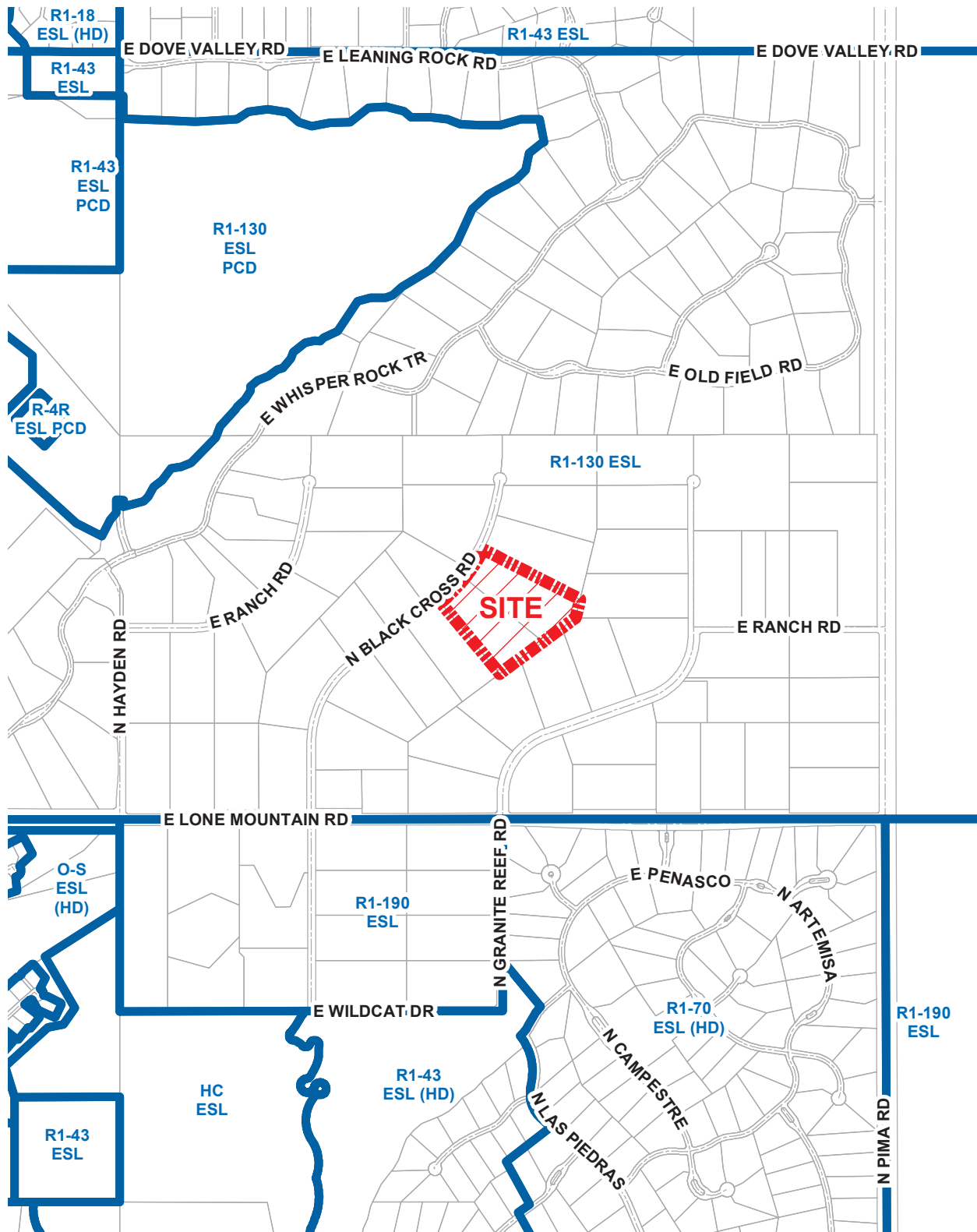
ATTACHMENT #2



Black Cross Ranch Preliminary Plat

6-PP-2005

ATTACHMENT #2A



6-PP-2005

ATTACHMENT #3



Black Cross Ranch
31815 & 31823 N. Black Cross Rd
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- | | |
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| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input checked="" type="checkbox"/> 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16") TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 7. NUMBER OF FIRE HYDRANTS REQUIRED, 1. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> | <p><input type="checkbox"/> 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.</p> <p><input checked="" type="checkbox"/> 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.</p> <p><input type="checkbox"/> 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.</p> <p><input type="checkbox"/> 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:</p> <p><input type="checkbox"/> 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input type="checkbox"/> 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)</p> <p style="margin-left: 20px;"><input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input type="checkbox"/> 15.</p> |
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ATTACHMENT A

Stipulations for Case: 6-PP-2005 Black Cross Ranch

Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

Applicable Documents, Plans, And Relevant Cases

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

General Documents

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by R.J. Gulino, Inc., dated 05/03/05 by City staff.
- b. The Design Standards and Policies Manual (DS&PM).

Planning Documents

- c. The NAOS, including quantity, size, and location shall be installed to be consistent with the Natural Area Open Space (NAOS) Analysis exhibit submitted by R.J. Gulino, Inc., dated 05/09/05 by City staff.

Engineering Documents

- d. Preliminary Drainage Report for Blackcross Ranch; prepared by Robert Gulino, dated 4-27-05.
- e. Preliminary plat map prepared by R.J. Gulino Inc. and dated 05-03-05.
- f. Aerial photo print of the context area.

Relevant Cases

- g. At the time of review, the applicable Zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 36-ZN-1984 and 113-ZN-1984.

Subdivision Plat Requirements

Subdivision Design

DRB Stipulations

2. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.
3. The homeowners' association shall be responsible for the maintenance of the exterior perimeter walls. The developer shall note this requirement on the final plat.
4. Provide the following note on the final plat: Each lot contains a maximum building construction envelope approved by the City of Scottsdale's Development Review Board. The building envelope exhibit is on file at the City of Scottsdale. No buildings shall be located outside of the construction envelope.
5. Provide the following note to the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale's Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance, or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale's City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.
6. The minimum total NAOS to be dedicated for this project shall be 2.48 acres.

7. *All subdivision and individual lot walls, including retaining walls and fences, shall not exceed a height of eight (8) feet. Wall/fence height shall be defined as the measurement taken from the natural grade outside of the enclosure to the overall top of wall, retaining wall, or fence.*
8. *Walls with exposed sections exceeding 8 feet in height shall be broken into two or more walls, each separated by a landscape strip no less than 6 feet in depth.*

Ordinance

- A. The developer shall provide a separate, dimensioned, building envelope exhibit with the final plat review.

Street Dedication Requirements

Ordinance

- B. The developer shall provide the following street rights-of-way:

STREET NAME	STREET TYPE	R.O.W. DEDICATION
Black Cross Road	Minor Collector	Minimum 20 feet of pavement width.
Internal Street	Local Residential	40' (full width) – 23' BC-BC, 6' shoulder per ESL Road Design Standards.

Easements

DRB Stipulations

9. Sight Distance Easements
 - a. Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 2004.
 - b. Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.
10. Vehicular Non-Access Easement:
 - a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Black Cross Road except at the approved driveway location.
11. Indemnity Agreements:
 - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.
12. Emergency Access Easement: Required over the driveway from the Black Cross Road entrance.

Ordinance

- C. Drainage Easement:
 - (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.
- D. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.

E. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

F. Natural Area Open Space Easement (NAOS):

- (1) A Natural Area Open Space Easement NAOS easement shall be dedicated to the City of Scottsdale for all areas designated as NAOS.

Final Improvement Plan Requirements

PLANNING

Walls, And Fence Design

DRB Stipulations

13. *Any proposed walls for the subdivision shall be submitted for review at time of final plat and subdivision improvement reviews.*
14. Walls within a sight visibility triangle shall not exceed 2'-0" measured from nearest street line as described in the DS&PM.

Natural Area Open Space (NAOS)

DRB Stipulations

15. NAOS shall not be dedicated within 5-feet of any building
16. NAOS areas dedicated within 10-feet of any building shall considered revegetated NAOS.
17. NAOS areas dedicated within 5-feet of any wall shall considered revegetated NAOS.

Ordinance

- G. *The developer shall provide a detailed slope analysis for the entire site identifying slope categories per Section 6.1060.A.1. of the Zoning Ordinance with the improvement plan review.*

Construction Envelope Exhibit

DRB Stipulations

18. Add the following note to the final construction envelope exhibit: "Modification to the building envelope exhibit shall require the approval of the Development Review Board."
19. *The final construction envelope exhibit shall be dimensioned from the closest point of the construction envelope to the property line for each property line of each lot.*

Ordinance

- H. The developer shall provide a separate dimensioned construction envelope exhibit with the improvement plan review.

Landscape Design**DRB Stipulations**

20. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
21. Salvaged vegetation shall be incorporated into the landscape design.
22. Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line.
23. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner association.

Exterior Lighting Design**DRB Stipulations**

24. No lighting shall be permitted in dedicated NAOS easements.

Ordinance

- I. The landscape light lamps shall not exceed 15 watts.
- J. Building mounted light lamp shall not exceed 50 watts for incandescent and florescent lighting sources, 25 watts for halogen, 10 watts for metal halide, and 1 watt for LED lighting sources.
- K. Building mounted lighting shall not exceed a height of 6-feet.

Additional Planning Items**DRB Stipulations**

25. Flagpoles, if provided, shall be one piece, conical, and tapered.
26. As part of the sales of any residential lot adjacent to a public trail, path, or commercial property, the developer shall require the purchaser to sign an acknowledgement that the property is adjacent to a public trail, path, or commercial property.

ENGINEERING

Drainage And Flood Control

DRB Stipulations

27. Demonstrate consistency and conformance with accepted drainage plans and reports from Section I, Applicable Engineering Documents and Plans.
 - a. Any conceptual or substantial changes not consistent with the Black Cross Ranch Master Drainage Plan; prepared by R. J. Gulino, shall require an addendum to this Master Drainage Plan, subject to review and approval by the city staff.
 - b. Addendum generated shall be added to the appendix of the Black Cross Ranch Final Drainage Report.
 - c. The developer shall submit two (2) hard copies and one (1) compact disc copy of complete final plans/reports prior to final City of Scottsdale approval of the improvement plans.
28. Basins shall be designed such that the depth of water does not exceed 3 feet for all storm frequencies up to the 100 year 2 hour event.
29. Basin sideslopes shall not exceed 4:1 (ratio of 4 feet horizontal to 1 foot vertical) wherever practical. Sideslopes greater than 4:1 may be used to lessen disturbance to the site. All basins shall have some portion of their perimeter at a sideslope that does not exceed 4:1.
30. Basins shall be designed to have positive outfall whenever practical. When positive outfall cannot be provided, then mechanical means shall be used to drain the basin. Percolation, including dry wells, shall not be allowed. Provide bleed-off calculations that demonstrate the discharge rate and the time to drain.
31. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.
32. All onsite erosion protection and floodwalls necessary to protect residential structures from flooding, within a given parcel, shall be constructed as infrastructure improvements for that parcel, even if they are located in a different parcel, prior to the issuance of building permits in that parcel.
33. Provide positive drainage away from walks and curbs along all streets.
34. Riprap shall be indigenous stone.
35. All exposed cut and fill shall be treated with eonite or equivalent.

Ordinance

- L. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
 - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. In all cases, storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered. Dry wells shall not be used.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).

- (4) Off-site runoff must enter and exit the site as it did historically.
- (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- M. If full storage of the 100 year, 2 hour storm event is not provided, then application for a Stormwater Storage Waiver for this development must be submitted to the One Stop Shop. Approval of the Stormwater Storage Waiver by the City's Stormwater Management Division will be required, and must be obtained prior to submittal of final improvement plans or final plat.
- N. Other Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not allowed.
- O. Street Crossings:
 - (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

Roadway, Intersection, And Access Design

DRB Stipulations

36. Streets and other related improvements:

STREET NAME	STREET TYPE	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Black Cross Road	Minor Collector	Required to be paved from subdivision entrance to Lone Mountain Road min. 20 feet of pavement width.	N/A	N/A
Internal Street	ESL local residential	40' right-of-way, 23' BC-BC, 6' shoulder	ESL local residential street standard	N/A

- 37. Developer shall submit a Circulation Basis of Design Report to address final geometrics, roadway transitions, and sequencing of roadway infrastructure improvements for Black Cross Road, to be reviewed and approved by the City, prior to submittal of final improvement plans.
- 38. Where a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance with Figure 8.1-1 of the City's Design Standards and Policies Manual.
- 39. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
- 40. costs associated with this improvement, including, but not limited to, design, survey, construction and materials, incidental costs, and contingency as required by Scottsdale Revised Code.

Ordinance

- P. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

Refuse**DRB Stipulations**

41. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.

Ordinance

- Q. Underground vault-type containers are not allowed.
- R. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- S. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

Water And Wastewater Stipulations

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.

DRB Stipulations

42. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department **before** the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
 - d. Identify the location of required pressure reducing valve locations as applicable, and provide the results of a pressure flow test.
43. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
 - d. Clearly identify water sampling station locations as applicable.
44. APPROVED BASIS OF DESIGN REPORTS. **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater.
45. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall

be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.

46. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

Water

Ordinance

- T. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

Wastewater

Ordinance

- U. Privately owned sanitary sewer shall not run parallel within the waterline easement.

Additional Engineering Items

DRB Stipulations

47. Before approval of this project a final drainage report addressing the COS stormwater storage and management requirement with detailed data analysis is required to be submitted by the developer.

Construction Requirements

As-Builts

DRB Stipulations

48. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
49. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
50. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
51. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.

Summary Of Development Standards

Subdivision Name	<i>Black Cross Ranch</i>
Zoning	R1-130 ESL

	Ordinance Requirements	Maximum Reduction Allowed	Amended Standards	(%) Proposed Reduction
Min. Lot Area	130,000 sq. ft.	25%	130,000 sq. ft.	0%
Min. Lot Width				
Standard Lot	200 ft.	25%	200 ft.	0%
Flag Lot	N/A	N/A	N/A	N/A
Maximum Building Height	24 ft.	N/A	24 ft.	N/A
Min. Yard Setbacks				
Front Yard				
Front (to face of building)	60 ft.	25%	60 ft.	0%
Front (to face of garage)	60 ft.	25%	60 ft.	0%
Front (corner lot, side street)	60 ft.	25%	60 ft.	0%
Front (corner lot, adjacent to key lot, side street)	60 ft.	25%	60 ft.	0%
Front (double frontage)	60 ft.	25%	60 ft.	0%
Side Yard				
Minimum	30 ft.	25%	30 ft.	0%
Minimum aggregate	60 ft.	25%	60 ft.	0%
Rear Yard				
Standard Depth	60 ft.	25%	60 ft.	0%
Min. Depth (% of difference which can be occupied)	N/A	N/A	N/A	N/A
Patio*	N/A	N/A	N/A	N/A
Distance Between Buildings (Min)				
Accessory & Main	10 ft.	N/A	10 ft.	N/A
Main Buildings/Adjacent Lots	60 ft.	25%	60 ft.	0%
Maximum Wall Height				
Front	3 ft.	N/A	3 ft.	N/A
Side	8 ft.	N/A	8 ft.	N/A
Rear	8 ft.	N/A	8 ft.	N/A
Corner side not next to key lot	8 ft.	N/A	8 ft.	N/A
Corral fence height (on prop line)	6 ft.	N/A	6 ft.	N/A
Development Perimeter Setbacks				
Notes & Exceptions				
See Legislative Draft for approved Development Standards.				